

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

| Process No. | Applicant Name |
|-------------------------------|---|
| <u>04-421</u> | <u>RICARDO J. SABATES</u> |
| <u>05-005</u> | <u>PAN AMERICAN WEST LTD.</u> |
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APPLICANT: RICARDO J. SABATES

- (1) UNUSUAL USE and NON-USE VARIANCE OF ZONING REGULATIONS requiring a mobile home to be located within an approved mobile home park; to waive same, to permit the continued use of a double wide trailer (mobile home) outside of a legally established mobile home park to be used as a watchman's trailer & residence.
- (2) SPECIAL EXCEPTION to permit stables spaced less than the required 250' from a residence under different ownership to the north.
- (3) Applicant is requesting to permit 0' of spacing between certain accessory structures (20' required).

Upon a demonstration that the applicable standards have been satisfied, approval of a portion of request #1 and request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or §33-311(A)(4)(c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department, entitled, "Dr. Ricardo J. Sabates" Boundary Survey as prepared by J.H. Manucy, Inc. consisting of one sheet and dated stamped received November 15, 2004.

SUBJECT PROPERTY: The NE ¼ of the NE ¼ of the SE ¼ of Section 14 Township 52 South Range 39 East, subject to easement for ingress and egress over East 40 feet.

LOCATION: 16120 N.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

PRESENT ZONING: AU (Agricultural – Residential)

APPLICANT: PAN AMERICAN WEST LTD.

DELETION of Paragraph #2 of a Declaration of Restrictions recorded in Official Record Book 21378, Pages 1657 – 1663, reading as follows:

- “2. As a condition precedent to plat approval, applicant shall submit a site plan to the Department of Planning and Zoning (the ‘Department’), or a similar agency within such successor municipal corporation, and the Department or such similar agency shall review said site plan to ensure that the design and construction of the project is consistent with the Urban Design Manual and guidelines for urban form as required by the Miami-Dade County Comprehensive Development Master Plan. No request for plat shall be approved until the applicant obtains the approval of a site plan from the Department or such similar agency. Further, any proposed lake excavations shall comply with the provisions of §33-16 of the Miami-Dade County Code, or such similar regulations of any successor municipal corporation, as may be amended from time to time.”

The purpose of the request is to allow the applicant to subdivide the industrially zoned property without administrative site plan review, and to eliminate the requirements that the design and construction of the project be consistent with the guidelines for urban form.

SUBJECT PROPERTY: PARCEL II: The west 7/8 of the NW ¼ of Section 35, Township 53 South, Range 39 East; LESS: The west 35’ and the north 49’ thereof.

LOCATION: The Southeast corner of theoretical N.W. 137 Avenue & theoretical N.W. 25 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 135.45 Acres

PRESENT ZONING: IU-1 (Industry – Light)